

# LOUDOUN COUNTY PLANNING COMMISSION

## SUMMARY AGENDA

**TUESDAY, SEPTEMBER 16, 2014**

**6:00 PM PUBLIC HEARING**

**LOCATION: BOARD ROOM  
1<sup>ST</sup> Floor, Govt. Center**

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, September 16, 2014**, at **6:00 p.m.** to consider the following:

### INTERIM ADDITIONS TO AGRICULTURAL AND FORESTAL DISTRICTS

Applications have been received by the Loudoun County Department of Economic Development and referred to the Agricultural District Advisory Committee (ADAC) and Planning Commission pursuant to Chapter 43, Title 15.2 of the Code of Virginia to add the following parcels to the following Agricultural and Forestal Districts:

District	PIN #	Tax Map Number	Acres
NEW CATOCTIN SOUTH	177485973000	/19///5////7D	10.0
NEW CATOCTIN SOUTH	228351089000	/39/////////20/	15.0
NEW CATOCTIN SOUTH	267108108000	/39/////////3A	20.0
NEW CATOCTIN SOUTH	268303324000	/39/////////21B	13.64
NEW CATOCTIN SOUTH	268392289000	/38/////////82B	10.0
NEW CATOCTIN SOUTH	268490956000	/38/////////82C	10.0
NEW CATOCTIN SOUTH	269100599000	/39/////////24A	7.32
NEW CATOCTIN SOUTH	269173982000	/38/23////8F/	0.37
NEW CATOCTIN SOUTH	269195231000	/38/19////5/	6.69
NEW CATOCTIN SOUTH	269273011000	/38/23////1F/	6.08
NEW CATOCTIN SOUTH	269276365000	/38/23////3F/	9.91
NEW CATOCTIN SOUTH	269361546000	/38/27////C1G/	2.92
NEW CATOCTIN SOUTH	269369502000	/38/23////2F/	13.13
NEW CATOCTIN SOUTH	270492526000	/47/////////37/	20.66
NEW CATOCTIN SOUTH	270493191000	/38/19////4/	7.82
NEW CATOCTIN SOUTH	270494244000	/38/19////3/	6.35
HILLBROOK	421351997000	/45/////////65B	15.0
NEW LOVETTSVILLE	367454695000	//3/////////9B	10.65
NEW MOUNTVILLE	391258504000	/75A1/1////27/	11.23
OATLANDS	236154010000	/60///9////2/	5.13
OATLANDS	236154867000	/60/10////3/	12.92
OATLANDS	236162145000	/60/10////4/	30.16
OATLANDS	236179638000	/60/////////67A	31.31
OATLANDS	236277526000	/60/////////56A	37.79
OATLANDS	236387331000	/60/////////56B	107.92
OATLANDS	236465707000	/60/////////53A	122.75
OATLANDS	237453679000	/60///9////1/	6.63
OATLANDS	237474657000	/60/////////67B	21.13

NEW ROCKLAND	144350845000	/40///1////15/	10.44
NEW ROCKLAND	185407705000	/40///1////14/	11.6
NEW UPPERVILLE	679395575000	/69///1////3/	166.18
NEW UPPERVILLE	679476030000	/52////////15/	100.04

Any owner of additional qualifying land may join the applications within thirty (30) days from the date of the first publication of this notice or, with the consent of the Board of Supervisors, at any time before the public hearing that the Board of Supervisors must hold on the applications. Additional qualifying lands may be added to an already created District at any time upon separate application pursuant to Chapter 43, Title 15.2 of the Code of Virginia.

Any owner who joined in the application may withdraw their land, in whole or in part, by written notice filed with the Board of Supervisors, at any time before the Board of Supervisors acts pursuant to Virginia Code Section 15.2-4309.

The conditions and periods of the foregoing Agricultural and Forestal Districts to which parcels are being considered for inclusion are as follows:

District	Period	Subdivision Minimum Lot Size	Period Start Date
NEW CATOCTIN SOUTH	4 YEARS	20 ACRES	JUNE 2, 2012
HILLBROOK	10 YEARS	20 ACRES	DECEMBER 19, 2008
NEW LOVETTSVILLE	4 YEARS	20 ACRES	JANUARY 3, 2013
NEW MOUNTVILLE	4 YEARS	50 ACRES	JANUARY 3, 2013
OATLANDS	10 YEARS	50 ACRES	APRIL 6, 2005
NEW ROCKLAND	10 YEARS	20 ACRES	NOVEMBER 16, 2011
NEW UPPERVILLE	10 YEARS	40 ACRES	DECEMBER 7, 2007

Each of these Districts will be reviewed prior to its expiration date pursuant to Chapter 1226 of the Codified Ordinance of Loudoun County.

Received applications were referred to the ADAC for review and recommendation. The ADAC held a public meeting on August 12, 2014, to consider the applications, and will make its recommendations concerning the applications to the Planning Commission prior to the public hearing.

*In accordance with Virginia Code Section 15.2-4307, the applications are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5<sup>th</sup> Floor, 1 Harrison Street, S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call 703-777-0426.*

### **REQUEST FOR WITHDRAWAL OF LAND BELONGING TO ELLEN POLISHUK FROM THE NEW HILLSBORO AGRICULTURAL AND FORESTAL DISTRICT**

Pursuant to Virginia Code §15.2-4314 and the New Hillsboro Agricultural and Forestal District Ordinance, Ellen Polishuk, of Purcellville, Virginia, has submitted a request to withdraw an approximately 3-acre portion of an approximately 20-acre parcel from the New Hillsboro Agricultural and Forestal District. The parcel is located within the southwest quadrant of the intersection of John Wolford Road (Route 694) and Berlin Turnpike (Route 287), at 38369 John Wolford Road, Purcellville, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /26//42//27B1/ (PIN #412-16-4947). The New Hillsboro Agricultural and Forestal District currently has a 10-year period that will expire on April 10, 2022, and is subject to a lot subdivision minimum of 20 acres.

*A copy of the request for withdrawal of land from the District and associated materials are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5<sup>th</sup> Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.*

## **REQUEST FOR WITHDRAWAL OF LANDS BELONGING TO BIRCH STREET LLC FROM THE NEW MOUNT GILEAD AGRICULTURAL AND FORESTAL DISTRICT**

Pursuant to Virginia Code §15.2-4314 and the New Mount Gilead Agricultural and Forestal District Ordinance, Birch Street LLC, of Falls Church, Virginia, has submitted a requests to withdraw two (2) adjacent parcels from the New Mount Gilead Agricultural and Forestal District. The first parcel is approximately 20.85 acres in size, is located on the east side of Greggsville Road (Route 622), and north of Hunt Valley Lane and North Fork Road (Route 728), in the Blue Ridge Election District, and is more particularly described as Tax Map Number /56//58/////1/ (PIN #494-37-8621). The second parcel is approximately 20.69 acres in size, is located east of Greggsville Road (Route 622), and north of Hunt Valley Lane and North Fork Road (Route 728), at 19712 Greggsville Road, Purcellville, Virginia, in the Blue Ridge Election District, and is more particularly described as Tax Map Number /56////////62/ (PIN #494-38-3761). The New Mount Gilead Agricultural and Forestal District currently has a 10-year period that will expire on December 6, 2021, and is subject to a lot subdivision minimum of 20 acres.

*A copy of the requests for withdrawal of land from the District and associated materials are on file and open to public inspection at the Office of the County Administrator and the Department of Economic Development, County Government Center, 5<sup>th</sup> Floor, 1 Harrison Street S.E., Leesburg, Virginia, Monday through Friday, 9:00 am until 4:30 pm or call (703) 777-0426.*

### **ZOAM 2014-0001**

## **PROPOSED ZONING ORDINANCE AMENDMENTS TO ARTICLE 5 OF THE REVISED 1993 ZONING ORDINANCE TO REVISE THE REGULATIONS FOR KENNELS** (Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on July 16, 2014, the Planning Commission hereby gives notice of proposed text amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance"), in order to revise existing Additional Regulations for Kennels/Indoor Kennels, and amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to fully implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed amendments include, without limitation, the following:

### **Description of Proposed Amendments to Section 5-606, Additional Regulations for Specific Uses, Kennels/Indoor Kennels:**

- Amend Section 5-606, Kennels/Indoor Kennels, to delete the reference to Chapter 808 of the Codified Ordinances of Loudoun County.
- Amend Section 5-606(A)(1), Kennels, General, to decrease the number of animals that constitutes a kennel from six (6) to five (5), and other standards, so that the definition of, and regulations in regard to, kennels are in conformance with the Code of Virginia; and
- Amend Section 5-606(C), Kennels in AR, TR, PD-GI and JLMA Districts, to delete the PD-GI zoning district from the list of zoning districts that are subject to the standards of Section 5-606(C).

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

**ZMOD 2014-0003**  
**NAVY FEDERAL CREDIT UNION COMPREHENSIVE SIGN PLAN**  
*(Zoning Ordinance Modification)*

Navy Federal Credit Union of Vienna, Virginia has submitted an application to modify the applicable provisions of Section 5-1204 of the 1993 Zoning Ordinance to implement a Comprehensive Sign Package that proposes changes to the permitted number, size, and location of signs. The property is being developed pursuant to ZMAP-1993-0004/SPEX-1994-0018, Potomac Run Center, in the PD-CC-SC (Planned Development-Commercial Center-Small Regional Center) zoning district. The subject property is also located within the Route 28 Taxing District. The modification to the sign regulations applicable to a Planned Development District zoning district is authorized by Section 6-1511(B)(6) and is reviewed in accordance with Section 5-1202(D). The subject property is approximately 38 acres in size and is located within the southeast quadrant of the Harry Bird Highway (Route 7) and Cascades Parkway (Route 1794) interchange, at 46160, 46200, 46210, 46216, 46220, 46240, 46280, 46300, 46301, 46340, and 46350 Potomac Run Plaza, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /81//15/////2A (PIN# 020-47-4550). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Route 28 Business and Destination Retail Community) and Route 28 Corridor Plan), which designate this area for Route 28 Business uses and which recommend a Floor Area Ratio (FAR) of up to 1.0.

**CMPT 2014-0001**  
**NOVEC-LOUDOUN SERVICE CENTER**  
*(Commission Permit)*

Northern Virginia Electric Cooperative (NOVEC) of Manassas, Virginia, has submitted an application for Commission approval to permit a public utility service center, with a storage yard, and including an associated office/warehouse building, vehicle storage facilities, a fueling area, and a vehicle maintenance and wash area, in the PD-GI (Planned Development-General Industry) zoning district. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Permitted use under Section 4-603(M), subject to the Additional Regulations set forth in Section 5-616, and requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The area subject to the proposed Commission Permit is an approximately 13-acre portion of a 67.37-acre parcel that is located approximately 0.3 mile northwestward of the intersection of Evergreen Mills Road (Route 621), Briarfield Lane, and Belmont Ridge Road (Route 659), at 24059 and 24155 Evergreen Mills Road, Aldie, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /91////////23/ (PIN# 202-47-2720). The area is governed by the policies of the Revised General Plan (Suburban Policy Area) which designates this area for Industrial uses.

**CMPT 2013-0005 & SPEX 2013-0041**  
**EE LAKE STORE**  
*(Commission Permit)*

The Board of Supervisors, acting through the Department of Transportation and Capital Infrastructure, has submitted an application for Commission approval to permit a welcome center in an existing building in the RC (Rural Commercial) zoning district, and an application for a Special Exception for a reduction in parking for this use. The subject property is also located within the VCOD (Village Conservation Overlay District-Village of Bluemont) and the HCC (Bluemont Historic and Cultural Conservation District), and located partially within the MDOD (Mountainside Development Overlay District). This application is subject to the Revised 1993 Zoning Ordinance, the proposed use is listed as a Permitted use under Section 2-903(D) and requires a Commission Permit in accordance with Section 6-1101, and any person who can present circumstances to justify a reduction in parking may apply for a special exception to the Board of Supervisors pursuant to Section 5-

1102(F)(6). The subject property is approximately 0.6 acre in size and is located on the north side of Snickersville Turnpike (Route 734) and on the west side of Railroad Street (Route 753), at 18351 Railroad Street, Bluemont, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /41/A/2/A///1/ (PIN# 648-10-2058). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)) and the Heritage Preservation Plan, which designate this area for rural economy uses and limited residential development.

**ZMOD 2014-0002**  
**WEST RIDING-DECK MODIFICATION**  
(Zoning Modification)

The Board of Supervisors, pursuant to a motion passed at its March 19, 2014, business meeting, has initiated an application to modify the zoning regulations applicable to the concept plan approved with ZMAP-2004-0004, Estates at Elk Run, in order to permit above ground decks, exceeding 30 inches in height, to encroach into required front yards, with no resulting change in density, in the PD-H4 (Planned Development-Housing), administered as R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Units), zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the modification of zoning regulations applicable to the approved concept development plan is authorized under Section 6-1216(B)(4). The subject property comprises thirty-five (35) parcels that total 1.99 acres in size and is located south of Edgewater Street (Route 2237), east of Daniel Shane Drive (Route 2873), west of Donovan Drive (Route 2650), and north of Braddock Road (Route 620), in the Dulles Election District. The subject property is more particularly described as follows:

Tax Map Number	PIN#	Acres	Property Address	Zoning
106/F14///126	166-10-6046	.07	42498 Miltec Terrace, Chantilly, Virginia	PD-H4
106/F14///127	166-10-6246	.05	42950 Miltec Terrace, Chantilly, Virginia	PD-H4
106/F14///128	166-10-6446	.05	42952 Miltec Terrace, Chantilly, Virginia	PD-H4
106/F14///129	166-10-6746	.05	42954 Miltec Terrace, Chantilly, Virginia	PD-H4
106/F14///130	166-10-6946	.05	42956 Miltec Terrace, Chantilly, Virginia	PD-H4
106/F14///131	166-10-7146	.07	42958 Miltec Terrace, Chantilly, Virginia	PD-H4
106/F/4///132/	129-25-0084	.07	43001 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/4///133/	166-20-9884	.05	42999 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/4///134/	166-20-9584	.05	42997 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/4///135/	166-20-9384	.05	42995 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/4///136/	166-20-9184	.07	42993 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///137/	166-20-8684	.07	42989 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///138/	166-20-8484	.05	42987 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///139/	166-20-8284	.05	42985 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///140/	166-20-7984	.05	42983 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///141/	166-20-7784	.05	42981 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///142/	166-20-7584	.05	42979 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///143/	166-20-7284	.07	42977 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///144/	166-20-6884	.07	42973 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///145/	166-20-6684	.05	42971 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///146/	166-20-6384	.05	42969 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///147/	166-20-6184	.05	42967 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///148/	166-20-5984	.07	42965 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///149/	166-20-4786	.07	42949 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///150/	166-20-4484	.05	42947 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///151/	166-20-4284	.05	42945 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///152/	166-20-4084	.05	42943 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///153/	166-20-3784	.05	42941 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///154/	166-20-3584	.05	42939 Edgewater Street, Chantilly, Virginia	PD-H4

106/F/3///155/	166-20-3284	.07	42937 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///156/	166-20-2884	.07	42933 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///157/	166-20-3684	.05	42931 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///158/	166-20-2484	.05	42929 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///159/	166-20-2184	.05	42927 Edgewater Street, Chantilly, Virginia	PD-H4
106/F/3///160/	166-20-1984	.07	42925 Edgewater Street, Chantilly, Virginia	PD-H4

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), and the 2010 Countywide Transportation Plan, which designate this area for Residential uses and which recommend a density of up to 4 dwelling units per acre.

**ZMAP 2013-0009, ZCPA 2013-0006, SPEX 2013-0034,  
SPEX 2013-0035, & SPEX 2013-0044  
ONE LOUDOUN**

*(Zoning Map Amendment, Zoning Concept Plan Amendment, Special Exceptions)*

One Loudoun Holdings LLC, One Loudoun Downtown LLC, and One Loudoun Neighborhood Association, Inc., all of McLean, Virginia, and Buckeye Marblehead, LLLP, of Frederick, Maryland, have submitted: 1) an application to rezone approximately 3.3 acres from the PD-OP (Planned Development-Office Park) zoning district under the Revised 1993 Zoning Ordinance to the R-16 (Townhouse/Multifamily Residential) zoning district under the Revised 1993 Zoning Ordinance in order to develop a continuing care facility at a floor area ratio (FAR) of approximately 0.76; 2) an application to amend the concept plan and proffers approved with ZMAP 2005-0008/ZCPA 2008-0003, One Loudoun, and ZMAP 2012-0016/ZCPA 2012-0012, One Loudoun, in order to revise the size of a previously approved child care facility, with no resulting change to the previously approved non-residential FAR, and revise the approved phasing plan; 3) an application for a special exception to permit a continuing care facility in the proposed R-16 zoning district; 4) an application for a special exception for a reduction in parking for a previously approved restaurant with a drive-through use in the existing PD-TC (Planned Development-Town Center) zoning district; and 5) an application for a special exception for a reduction in parking for a previously approved child care facility use in the existing PD-OP zoning district. These applications are subject to the Revised 1993 Zoning Ordinance (Zoning Ordinance), the proposed continuing care facility use is listed as a Special Exception use under Section 3-604(P), and any person who can present circumstances to justify a reduction in parking may apply for a special exception to the Board of Supervisors pursuant to Section 5-1102(F)(6). The applicant is also requesting a modification of Zoning Ordinance Section 4-805(C), Lot Requirements, Depth, to reduce the required minimum lot depth from 100 feet to 90 feet in the existing PD-TC zoning district, and confirmation of the previously approved modification of Section 5-1400 that eliminated required buffer yards between certain uses within the development. The property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and is also located partially within the FOD (Floodplain Overlay District).

The subject property is located generally within the southwest quadrant of the Harry Byrd Highway (Route 7) and Loudoun County Parkway (Route 607) interchange, and along the north and south sides of Marblehead Drive (Route 2276), in the Broad Run Election District. The property is more particularly described as follows:

<b>TAX MAP NUMBER</b>	<b>PIN</b>	<b>ADDRESS</b>	<b>ACRES</b>
/63/////4/	057-10-2844	N/A	36.89
/63///9/////5/	057-10-1401	N/A	0.24
/63///9/////6/	057-19-9739	N/A	0.73
/63///9/////2/	057-10-0483	44703 Thorndike Street, Ashburn, Virginia	0.39
/63///9/////1/	057-19-6686	20575 Easthampton Plaza, Ashburn, Virginia	0.98
/63//10/////7/	057-18-9133	20450 Savin Hill Drive, Ashburn, Virginia	28.8
/63/1/3/////1/	057-18-4894	N/A	3.33

/63/N/1////13/	057-29-2150	N/A	7.85
/63//12////10/	057-20-1127	20280 Exchange Street, Ashburn, Virginia	23.5
/63/N/1////7B	058-40-3173	44715 Brimfield Drive, Ashburn, Virginia	16.21
/63/J/1////3/	058-39-7776	N/A	0.99
/63///854///1/	058-20-8631	44810 Saranac Street, Ashburn, Virginia	1.21
/63///853-1/1/	058-20-6020	N/A	2.56
/63///872///1/	058-20-6677	N/A	1.81
/63///871///1/	058-10-9120	N/A	4.21
/63//9////4/	057-10-1684	44715 Thorndike Street, Ashburn, Virginia	0.27
/63//9////3/	057-10-0299	20376 Exchange Street, Ashburn, Virginia	0.24
/63//9////9/	058-49-6962	20365 Exchange Street, Ashburn, Virginia	12.58
/63//9////8/	058-49-5342	N/A	7.43
/63//10////8/	057-28-9607	N/A	8.03
/63/I/1////1/	057-18-0288	N/A	4.66
/63/N/1////12/	057-19-4669	N/A	2.62
/63/N/1////11/	057-10-2643	N/A	2.56
/63/M/1////A9/	058-30-4963	N/A	9.07
/63/L/5////11/	058-30-7898	N/A	5.59
/63///853-2/1/	058-20-5847	N/A	1.27
/63///872///2/	058-20-9286	N/A	1.01
/63///872-2/2/	058-10-8760	44790 Maynard Square, Ashburn, Virginia	2.14
/63/H/6////10/	059-40-4648	N/A	6.02

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the 2010 Countywide Transportation Plan, which designate this area for Keynote Employment and Business uses and which recommend a FAR of up to 1.0.

**ZMAP 2012-0013 & ZCPA 2012-0009**  
**BRAMBLETON LAND BAY 1, 3, & 5**

*(Zoning Map Amendment Petition, Zoning Map Amendment Petition)*

Brambleton Group, L.L.C., of Brambleton, Virginia, has submitted an application to rezone approximately 69.49 acres from the TR-3UBF (Transitional Residential-3), TR-10 (Transitional Residential-10), and PD-GI (Planned Development-General Industry) zoning districts under the Revised 1993 Zoning Ordinance to the PD-H4 (Planned Development-Housing), administered as R-8 Affordable Dwelling Unit (Single Family Residential with Affordable Dwelling Units), and PD-H4, administered as PD-CC-CC (Planned Development-Commercial Center-Community Center), zoning districts under the Revised 1993 Zoning Ordinance, and an application to amend the concept plan and proffers approved with ZMAP-1993-0005/ZCPA-1993-0007, Brambleton, and ZCPA-2005-0012, Brambleton School Sites and Golf Course, in order to: 1) Permit the development of an additional 458 single-family attached and detached dwelling units for an overall density of 3.1 dwelling units per acre; 2) Proffer additional schools sites (middle school and high school); 3) Relocate a previously proffered elementary school site; 4) Replace previously proffered religious facility sites with a community center site; 5) Replace previously proffered golf course uses with community open space uses; 6) Replace certain previously approved single-family detached dwelling units with single-family attached dwelling units in Land Bay 3B (corresponds to PIN# 201-29-5870), with no resulting change in previously approved density; 7) Permit the development of a community pool in Land Bay 5 (corresponds to PIN# 199-27-4649); and 8) Eliminate a previously proffered child care facility site. These applications are subject to the Revised 1993 Zoning Ordinance. The Applicant is also requesting modifications of the Zoning Ordinance (ZO) as follows:

Zoning Ordinance Section	Proposed Modification
ZO §4-109(C)(2), Site Planning – External Relationships, Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential uses.	Replace the permanent open space buffer at least 50 feet in width, landscaped with a Type 2 Buffer Yard, with a permanent open space buffer at least 10 feet in width, with no required Buffer Yard plantings, along the western and eastern boundaries of PIN# 200-15-8464, and along the western boundary of PIN# 200-25-7412 (corresponds with a portion of the development’s boundary with Evergreen Mills Road (Route 621) and Hanson Park).  Reduce the minimum width permanent open space buffer, landscaped with a Type 2 Buffer Yard, from 50 feet to 25 feet, along the northern and western boundaries of PIN: 199-27-4649.
ZO §7-803(B)(1)(1), Lot and Building Requirements, Lot Width	Reduce the minimum lot width for single family detached, suburban, from 40 feet to 38 feet.
ZO §7-803(C)(1)(b), Lot and Building Requirements, Yards	Reduce the minimum side yard for single family detached, suburban and traditional, from 8 feet (16 feet minimum between units) to 5 feet (10 feet minimum between units).
ZO §7-803(C)(1)(c), Lot and Building Requirements, Yards	Reduce the minimum rear yard for single family detached, suburban and traditional, from 25 feet to 15 feet.
ZO §7-803(D)(1), Lot and Building Requirements, Lot Coverage	Increase the maximum lot coverage for single family detached from 50% to 55%.
ZO §5-1403(E), Buffering and Screening, Standards	Permit the required Type 3 Buffer Yard located along the southernmost 1,000 feet of PIN# 200-15-8464’s frontage on Evergreen Mills Road to be relocated to another location on the subject property.

The subject property is located partially within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). The subject property is located south of the Beaverdam Reservoir, on the northeastern side, and northeast, of Evergreen Mills Road (Route 621), and west of Loudoun County Parkway (Route 607), in the Blue Ridge Election District. The subject property is more particularly described as follows:

PIN #	TAX MAP NUMBER	ACRES	ZONING	ADDRESS
161-26-9137	/92/D46/////A/	3.30 (Portion)	PD-H4	N/A
201-29-5870	/92/D49/////B/	6.90	PD-H4	N/A
200-15-8464	/91/////////34A	33.46	TR-3UBF	N/A
200-25-7412	/91/////////41/	19.59	TR-10	23520 Evergreen Mills Road, Aldie, Virginia
200-25-7375	/91///8/////1/	24.00	PD-H4	N/A
200-35-5717	/91///8/////2/	17.40	PD-H4	N/A
200-35-4550	/91///8/////3/	10.45	PD-H4	N/A
243-40-6613	/91///8/////4/	13.10	PD-H4	N/A
200-45-5740	/91///8/////5/	36.57	PD-H4	N/A
199-16-3034	/91///8/////6/	35.04	PD-H4	N/A
199-27-4649	/91///7/////13/	17.08	PD-H4	42050 Ryan Road, Ashburn, Virginia
199-17-1149	/91///8/////7/	25.53	PD-H4	N/A
200-48-8746	/91/////////40/	12.62	PD-H4	N/A



200-47-7241	/91///8/////8/	48.35	PD-H4	N/A
200-38-3023	/91///8/////9/	58.60	PD-H4	N/A
200-27-9515	/91///8/////10	63.30	PD-H4	N/A
159-36-1337	/92/////////4/	16.13 (Portion)	PD-H4	N/A
161-35-4570	/92///2/////1/	16.44	PD-GI	23726 Belmont Ridge Road, Ashburn, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community) and Transition Policy Area (Upper Broad Run and Middle Goose)), the Countywide Retail Plan, the 2010 Countywide Transportation Plan, and the Bicycle and Pedestrian Mobility Master Plan, which designate this area for Residential uses at a recommended density of up to 4 dwelling units per acre; Residential development at a recommended base density of 1 dwelling unit per acre and non-residential uses which provide a visual and spatial transition between suburban development to the east and rural development to the west; and Industrial uses at a recommended non-residential Floor Area Ratio (FAR) of between 0.30 and 0.40.

**ZMAP 2013-0004**  
**WILDWOOD FARMS ACTIVE ADULT**  
*(Zoning Map Amendment)*

Pulte Home Corporation, of Fairfax, Virginia, has submitted an application to rezone approximately 105.6 acres from the TR-10 (Transitional Residential-10) zoning district under the Revised 1993 Zoning Ordinance to the TR-2 (Transitional Residential-2) zoning district under the Revised 1993 Zoning Ordinance in order to develop an age restricted active adult community with up to 242 single family detached dwelling units at a density of up to 2.3 dwelling units per acre. The subject property is also located partially within the QN (Quarry Notification) Overlay District-Luck Note Area, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is located on the north side of Sycolin Road (Route 625), on the south side of the Dulles Greenway (Route 267), and on the west side of the Goose Creek, in the Catoctin Election District. The subject property is more particularly described as Tax Map Number /61/////////16/ (PIN# 194-19-9296). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)) and the 2010 Countywide Transportation Plan, which designate this area for residential uses at a density of up to 1 dwelling unit per 10 acres.

**ZOAM 2014-0003**  
**NOTICE OF PROPOSED TEXT AMENDMENTS TO ARTICLES 2, 3, 4, 5, 6, AND 8 OF THE REVISED 1993 ZONING ORDINANCE TO ESTABLISH LIMITED BREWERY AS A NEW USE IN CERTAIN ZONING DISTRICTS, AND ESTABLISH NEW OR REVISE EXISTING REGULATIONS IN REGARD TO AGRICULTURAL PROCESSING AND AGRICULTURAL USES**  
*(Zoning Ordinance Amendment)*

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.22-2286 of the Code of Virginia and a Resolution of Intent to Amend adopted by the Board of Supervisors on July 16, 2014, the Planning Commission hereby gives notice of proposed text amendments to the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance"), in order to: 1) Establish "Limited Brewery" as a new use, establish a new definition, Additional Regulations, and Sketch Plan requirements for this use, and add this use as a Permitted, Minor Special Exception, or Special Exception use, subject to Additional Regulations, in the Agricultural Rural-1 (AR-1), Agricultural Rural-2 (AR-2), Agriculture (A-10), and Agricultural Residential (A-3) zoning districts; 2) Add, reclassify, or delete the use "Agricultural Processing", and the General Use Category that includes "Agriculture", "Horticulture", "Animal Husbandry", "Forestry", and "Fishery" uses, as a Permitted, Minor Special Exception, or Special Exception uses, subject to Additional Regulations, in the AR-1, AR-2, A-10, A-3, CR-1 (Countryside Residential-1), CR-2 (Countryside Residential-2), CR-3 (Countryside Residential-3), CR-4 (Countryside Residential-4), RC (Rural Commercial), JLMA-1 (Joint Land Management Area-1), JLMA-2 (Joint Land Management Area-2), JLMA-3 (Joint Land Management Area-3), JLMA-20 (Joint Land Management

Area-20), TR-10 (Transitional Residential-10), TR-3 (Transitional Residential-3), TR-2 (Transitional Residential), TR-1 (Transitional Residential-1), R-1 (Single Family Residential), R-2 (Single Family Residential), R-3 (Single Family Residential-3), R-4 (Single Family Residential), R-8 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), GB (General Business), CLI (Commercial Light Industry), MR-HI (Mineral Resources-Heavy Industry), PD-H (Planned Development-Housing), PD-CC (Planned Development-Commercial Center), PD-OP (Planned Development-Office Park), PD-RDP (Planned Development-Research and Development Park), PD-IP (Planned Development-Industrial Park), PD-GI (Planned Development-General Industry), PD-SA (Planned Development-Special Activity), PD-TC (Planned Development-Town Center), PD-CV (Planned Development-Countryside Village), PD-TREC (Planned Development-Transit Related Employment Center), PD-TRC (Planned Development-Transit Related Center), PD-RV (Planned Development-Rural Village), PD-AAAR (Planned Development-Active Adult/Age Restricted), and PD-MUB (Planned Development-Mixed Use Business District) zoning districts, and the Route 28 CO (Corridor Office), Route 28 PD-CM (Planned Development-Corridor Mixed-Use), Route 28 CB (Corridor Business), and Route 28 CI (Corridor Industrial) optional overlay zoning districts, and revise the Additional Regulations, sketch plan requirements, and definitions for these uses; and 3) amend such other Articles, Sections, Subsections, and provisions of the Zoning Ordinance as necessary to fully implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references. The proposed text amendments include, without limitation, the following:

**Description of Proposed Amendments Regarding the Use “Limited Brewery”:**

- Establish “Limited Brewery” as a new use, and add this use as a new Permitted, Minor Special Exception, or Special Exception use, subject to Additional Regulations, in the AR-1, AR-2, A-10, and A-3 zoning districts.

**Description of Proposed Amendments Regarding the Use “Agricultural Processing”:**

- Add, reclassify, or delete “Agricultural Processing” as a Permitted, Minor Special Exception, or Special Exception use, subject to Additional Regulations, in the following zoning districts and optional overlay zoning districts: AR-1, AR-2, A-10, A-3, CR-1, CR-2, CR-3, CR-4, RC, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-10, TR-3, TR-2, TR-1, R-1, R-2, R-3, R-4, R-8, R-16, R-24, GB, CLI, MR-HI, PD-H, PD-CC, PD-OP, PD-RDP, PD-IP, PD-GI, PD-SA, PD-TC, PD-CV, PD-TREC, PD-TRC, PD-RV, PD-AAAR, PD-MUB, Route 28 CO, Route 28 PD-CM, Route 28 CB, and Route 28 CI.

**Description of Proposed Amendments to Section 5-600 et seq., Additional Regulations for Specific Uses:**

- Establish new Additional Regulations for the new use “Limited Brewery”, to include without limitation, requirements in regard to Size of Use; Yard Standards; Landscaping/Buffering/Screening; Parking; Roads/Access Standards; Exterior Lighting Standards; Noise; and Water and Wastewater.
- Establish new or revise existing Additional Regulations for “Agriculture Support Uses (Directly Association with Agriculture, Horticulture or Animal Husbandry)”, which currently applies to certain “Agricultural Processing” uses, and establish new Additional Regulations for certain “Agricultural Processing” uses, to include without limitation, requirements in regard to Intensity/Character; Size of Use, Location On Site/Dimensional Standards; Landscaping/Buffering/Screening; Road/Access Standards; Exterior Lighting Standards; Noise Standards, Hazardous Chemicals, Pesticide Use; and Parking.

**Description of Proposed Amendments to Section 6-700 et seq., Site Plan Review:**

- Revise Section 6-703, Sketch Plan, to require a Sketch Plan as part of a zoning permit application for the uses “Limited Brewery” and “Agricultural Processing”.

**Description of Proposed Amendments to Article 8, DEFINITIONS:**

- Establish a definition for the new use “Limited Brewery”.

- Revise certain existing definitions, to include without limitation, “Agricultural Processing” and “Agriculture” to add certain manufacturing uses and as otherwise necessary to implement the foregoing amendments.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice, and facilitating the creation of a convenient, attractive and harmonious community.

*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning and Zoning at 703-777-0246.*

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning and Zoning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.*

*Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.*